

# APPLICATION FOR RESIDENTIAL TENANCY

Subject to applicant viewing the property and requesting the landlord to consider the application

**RAELENE JOHNSON PROPERTY SERVICES**

1271 North East Road ST AGNES SA 5097

Ph: (08) 8285 5312 Fax (08) 8182 5350 Mobile 0414 499 435

Email: [info@rjps.com.au](mailto:info@rjps.com.au)

**NOTE: THIS APPLICATION MUST BE COMPLETED IN FULL OR IT CANNOT BE PROCESSED**

**100 POINT CHECK INCLUDNG PHOTOCOPIES MUST BE ATTACHED BY EACH APPLICANT BEFORE  
SUBMITTING TO THE AGENT**

Property Applied for: \_\_\_\_\_

Rental per week: \$ \_\_\_\_\_ (rent payable fortnightly)

Tenancy 6 month/12 month \_\_\_\_\_ Able to commence tenancy / /

**Full Name/s and date of birth (Please include marital status)**

APPLICANT 1 \_\_\_\_\_ Date of birth \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone Wk: \_\_\_\_\_ Home: \_\_\_\_\_

Mobile Ph: \_\_\_\_\_ Email: \_\_\_\_\_

License No: \_\_\_\_\_ Rego: \_\_\_\_\_ Passport No: \_\_\_\_\_

APPLICANT 2 \_\_\_\_\_ Date of birth \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone Wk: \_\_\_\_\_ Home: \_\_\_\_\_

Mobile Ph: \_\_\_\_\_ Email: \_\_\_\_\_

License No: \_\_\_\_\_ Rego: \_\_\_\_\_ Passport No: \_\_\_\_\_

## **UTILITY CONNECTION- This is a FREE service that connects all your utilities**



**Once we have received this application we will call you to confirm your details.**

PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F:1300 664 185. [www.directconnect.com.au](http://www.directconnect.com.au)

**Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this Application to confirm the information on this Application and explain the details of the services offered. Direct Connect is a utility one stop connection service.**

Electricity  Gas  Phone  Internet  Insurance  Cleaning  Removals

**DECLARATION AND EXECUTION:** By signing this application, I/we: consent to Direct Connect arranging for the connection and disconnection of the nominated utility services and to providing information contained in this application to utility providers for this purpose; acknowledge having been provided with terms and Conditions of Supply of Direct Connect and having read and understood them together with the Privacy Collection Notice set out below; declare that all the information contained in this application is true and correct and given of their own free will; expressly authorise Direct Connect to provide any information disclosed in this Application to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; expressly authorise Direct Connect to provide any information disclosed in this Application to an information provider for the purpose of that information provider disclosing it to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; consent to Direct Connect contacting me by telephone or by SMS in relation to the marketing or promotion of all of the services listed under the heading "Utility Connections" above even if we/I have not applied for the connection of those services in this application. This consent will continue for a period of 1 year from the date of our/my execution of this application/until 28 days after we/I disconnect the last of the services in respect of which this application is made; acknowledge that this consent will permit Direct Connect to contact us/me even if the telephone numbers listed on this application form are listed on the Do Not Call Register; understand that under the requirements of the Privacy Act 1988, Direct Connect will ensure that all personal information obtained about me/us will be appropriately collected, used, disclosed and transferred and will be stored safely and protected against loss, unauthorised access, use, modification or disclosure and any other misuse; authorise the obtaining of a National Metering Identifier (NMI) for my residential address to obtain supply details; consent to Direct Connect disclosing my/our details to utility providers (including my/our NMI and telephone number); declare and undertake to be solely responsible for all amounts payable in relation to the connections and/or supply of the Services and hereby indemnify Direct Connect and its officers, servants and agents and hold them indemnified against any charges whatsoever in respect of the Services; acknowledge that, to the extent permitted by law, Direct Connect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of the services or any act or omission by the utility provider or for any loss caused by or in connection with the connections and/or provision of, or failure to connect or disconnect or provide, the nominated utilities; acknowledge that whilst Direct Connect is a free service I/we may be required to pay standard connection fees or deposits required by various utility providers; acknowledge that the Services will be provided according to the applicable regulations and that the time frames and terms and conditions of the nominated utility providers bind me/us and that after hours connections may incur additional service fees from utility providers; acknowledge that the real estate agent listed on this application form may receive a benefit from Direct Connect in connection with the provision of the service being provided to me/us by Direct Connect; and acknowledge the entitlement of Direct Connect and its associates, agents and contractors, to receive a fee or remuneration from the utility provider and that such fee or remuneration will not be refunded to me as a rebate in connection with the provision of the utility connection services.

By signing this application form, I warrant that I am authorised to make this application and to provide the consents, acknowledgements, authorisations and other undertakings set out in this application form on behalf of all applicants listed in this application form.

Signature

\_\_\_\_\_

Date

\_\_\_\_\_

**APPLICANT 1**

**CURRENT ACCOMMODATION Agent/Private Landlord/Own home (Circle where applicable)**

Name of L/L Agent \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

How long at this address \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Please give details of previous accommodation \_\_\_\_\_

Address \_\_\_\_\_

**Agent/Private Landlord/Own home (Circle where applicable) Please provide details if renting**

Name of L/L Agent \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

How long at this address \_\_\_\_\_

Reason for leaving \_\_\_\_\_

**EMPLOYMENT – if applicable Fulltime / Part-time / Casual / Other**

Employer \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Position \_\_\_\_\_

Length of service \_\_\_\_\_ Income \$ \_\_\_\_\_ net per week

**APPLICANT 2**

**CURRENT ACCOMODATION Agent/Private Landlord/Own home (Circle where applicable)**

Name of L/L Agent \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

How long at this address \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Please give details of previous accommodation \_\_\_\_\_

Address \_\_\_\_\_

**Agent/Private Landlord/Own home (Circle where applicable) Please provide details if renting**

Name of L/L Agent \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

How long at this address \_\_\_\_\_

Reason for leaving \_\_\_\_\_

**EMPLOYMENT** – if applicable Fulltime / Part-time / Casual / Other

Employer \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Position \_\_\_\_\_  
Length of service \_\_\_\_\_ Income \$ \_\_\_\_\_ net per week

**OTHER SOURCES OF INCOME**

Name \_\_\_\_\_  
Phone \_\_\_\_\_ Income \$ \_\_\_\_\_ net per week  
Name \_\_\_\_\_  
Phone \_\_\_\_\_ Income \$ \_\_\_\_\_ net per week

**PERSONAL REFERENCE**

Name \_\_\_\_\_  
Phone \_\_\_\_\_ Mobile \_\_\_\_\_

**DETAILS OF CLOSEST RELATIVE** – not living with you

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Mobile \_\_\_\_\_  
Relationship \_\_\_\_\_

**HOW MANY PEOPLE WILL BE RESIDING IN THE PROPERTY**

(Please provide FULL NAMES and AGES of each person)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

PETS – YES/NO \_\_\_\_\_  
TYPE OF PET \_\_\_\_\_ BREED \_\_\_\_\_  
NAME OF PET \_\_\_\_\_ AGE \_\_\_\_\_ COLOUR \_\_\_\_\_  
MALE/FEMALE \_\_\_\_\_ DESEXED YES/NO \_\_\_\_\_

**Do you intend running any commercial enterprise from this property? YES/NO**

It is at the discretion of the owner to select the tenant. Upon the tenant being verbally advised of this acceptance by the agent it is understood that a Tenancy Agreement is in place (i.e. offer and acceptance). A "change of heart" by the tenant will result in a break of lease situation where all appropriate fees will be incurred.

I/we confirm and acknowledge that:

- 1) The information contained in this application is true and correct
- 2) That all of the applicants are over the age of 18 years and that the rental payments are within my/our means
- 3) That none of the applicants is bankrupt or an undischarged bankrupt
- 4) That a Pet Clause Agreement is to be entered into for all pets if approval is granted to house a pet at the premises by the Landlord/Agent.
- 5) I/We will pay a Security Bond (four weeks equivalent rent for properties under \$250 per week and 6 week equivalent rent if the rental is over \$250 per week) plus two weeks rent in cash or by Bank cheque or SAHT guarantee upon signing the tenancy agreement within 24 hours of being notified of acceptance.
- 6) I/We understand that immediately upon advice from the Agent that the Landlord has accepted this application, a tenancy agreement with terms including the rental and other conditions contained in this application comes into existence and is legally binding upon me/us. I/We undertake in accordance with the rent amount, term and start date. To enter into a written Residential Tenancy Agreement in the form issued by the Real Estate Institute together with any other conditions therein before taking possession of the property.
- 7) In the event of any conflict between the terms of this application and the terms of the Residential Tenancy Agreement then the terms of the Residential Tenancy Agreement will apply.
- 8) Only those persons listed in this application will permanently reside at the property.
- 9) I/We hereby authorize the Agent to make all necessary enquiries to verify the information provided herein, including information relating to my/our employment, rental history, business and any other references. I/We further authorize the Agent to provide information relating to my/our tenancy of the Property to any Registered Agent who is authorized by me/us to inquire about that matter.
- 10) The tenant will be liable for all water usage, usage charges and costs where applicable

Signed 1) \_\_\_\_\_

Signed 2) \_\_\_\_\_

Dated \_\_\_\_/\_\_\_\_/\_\_\_\_

## Privacy Act Acknowledgement for Tenancy Applicants

In accordance with Privacy Principle 1.3 of the Privacy Act, we require you to read and sign this acknowledgement. In order to process a tenancy application the applicant is required, under the Privacy Act, to be made aware that an organization may access a database. In addition an applicant is entitled to know what will happen to their information when passed to an agent. You are entitled to request access to the personal information that we hold about you. If you would like to obtain access, please see our Privacy Statement in relation to how to lodge a request.

In accordance with the National Privacy Principles the database member discloses that in addition to information being supplied to a database company, other organisations may receive information from time to time. Other organizations may include debt collection agencies, insurance companies, government departments, other landlords or agents.

I/We the said applicants declare that I/We give our permission for the Agent to collect my/our information and to pass such information onto TICA Default Tenancy Control Pty Ltd. I/We further give my/our permission for my/our information to be provided to any other tenancy database for the assessment of my/our application. I/We further give consent to the member of the Database Company to contact any of my/our referees provided by me/us in my/our tenancy application.

I/We agree and understand that once a tenancy application has been lodged with a member of the tenancy database and any enquiry has been made the tenancy database my/our information may be recorded as making an enquiry.

I/We agree that in the event of a default occurring under a tenancy agreement, I/We give my/our permission to the member of a tenancy database to register any of the details of such breach with the tenancy database. I/We further agree and understand that the removal of such information from a database company is subject to the conditions of the Database Company.

I/We understand that TICA Default Tenancy Control Pty Ltd is a database company that allows its members access to information accumulated from members about tenants who have breached their tenancy agreements.

I/We agree and understand that should I/We fail to provide the database member with the information and acknowledgments required the database member may elect not to proceed with my/our application. I/We agree and understand that a listing with TICA Default Tenancy Control Pty Ltd could have an adverse effect on my/our ability to obtain future rental accommodation.

I/We acknowledge and understand that TICA Default Tenancy Control Pty Ltd can be contacted on 190 222 0346. I/We agree that the calls to TICA Default Tenancy Control Pty Ltd are charged at \$5.45 per minute inclusive of GST.

### APPLICANTS NAME AND SIGNATURES REQUIRED

Applicants Name Person 1 \_\_\_\_\_  
\_\_\_\_\_

Signature Person 1 \_\_\_\_\_ Dated \_\_\_\_/\_\_\_\_/\_\_\_\_

Applicants Name Person 2 \_\_\_\_\_  
\_\_\_\_\_

Signature Person 1 \_\_\_\_\_ Dated \_\_\_\_/\_\_\_\_/\_\_\_\_

## IMPORTANT PLEASE READ CAREFULLY

I/We confirm and acknowledge that:

- 1) The information contained in this Application is true and correct
- 2) I/We am over the age of 18 years of age
- 3) I/We are not bankrupt or an undischarged bankrupt
- 4) I/We will pay a Security Bond (4 weeks if rent \$250↓ or 8 weeks if rent \$251↑) plus two weeks rent in advance by cash or by bank cheque before taking possession of the property. We are unable to accept personal cheques.

### **THE BOND WILL NEED TO BE PAID TO THE AGENT ONCE THE TENANCY HAS BEEN CONFIRMED**

- 5) I/We understand and accept that immediately upon advice from the Agent that the Landlord has accepted this Application, and I/We accept, a tenancy agreement with terms including the rent and other conditions contained in this application comes into existence and is legally binding upon me/us in accordance with the rent amount, term and start date.
- 6) Only those persons on this application will reside permanently at the property.
- 7) I/We hereby authorize the Agent to make all necessary enquires to verify the information provided herein, including information relating to my/our employment, rental history, business and any other references. I/We further authorise the Agent to provide information relating to my/our tenancy of the Property to any Registered Agent who is authorized by me/us to inquire about that matter. Further, we give permission for the Agent to make any necessary enquiries on the TICA Tenancy Data Base Control Pty Ltd, to verify this information given.
- 8) I/We have supplied required identification, signed the Privacy Act Acknowledgement.

## SIGNATURES REQUIRED

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## 100 POINT CHECK – PROOF OF IDENTIFICATION REQUIRED

Each applicant 18 years and over to provide 100 point check

LAST 4 RENT RECEIPTS	50 POINTS
DRIVERS LICENSE	40 POINTS
PHOTO ID	30 POINTS
PASSPORT	30 POINTS
COPY TELSTRA/ORIGIN/OTHER ACCOUNT	30 POINTS
COPY BANK STATEMENT	30 POINTS
REFERENCE FROM LANDLORD (within last 2 years)	20 POINTS
MOTOR VEHICLE REGISTRATION PAPERS	10 POINTS
BIRTH/MARRIAGE CERTIFICATE	10 POINTS

- Your application will be processed with the information provided and put to the landlord for their acceptance or non - acceptance.
- We may not contact you if your application has not been accepted. You may contact us for an answer should you not hear from us.
- No reason will be dis-closed for non-acceptance of application.
- Should your application be accepted, and you accept, you will at that time be bound to the terms of the rent, agreed start date terms of the lease.
- You will be requested to pay the bond once the tenancy has been accepted.
- We will then arrange an appointment time to sign a written lease agreement and the payment of the first payment of rent.
- It is up to you to arrange connection of electricity, telephone, gas etc.